



48-DR-2004

REV: 02/01/05

PROJECT NARRATIVE

RE: 508-PA-2003 & 48-DR-2004

REQUEST:

A request to develop a commercial parcel located at 7809 E. McDowell Road, Scottsdale AZ 85257.

Louise A. Rehse, CSI

Patrick C. Rehse, FAIA

James Trahan, AIA

Jack Riehm, Assoc. AIA

J. Steven Critcher, AIA

Eve Eppard, AIA

NET LOT AREA: 28,020 S.F. (0.64 acres)

ZONING: C-4

GROSS LOT AREA: 33,936 S.F. (0.78 acres)

EXISTING CONDITIONS:

The property is currently zoned C-4. Adjoining property on east and west is also zoned C-4. McDowell Road is to the north and to the south is an alley beyond which lies a residential area zoned R1-7. Existing site houses an old building which will be demolished. Asphalt paving exists in the north half of the site. South portion of the site is all dirt. All asphalt paving, concrete slabs shall be demolished and the site shall be prepared to receive new asphalt/concrete and landscape.

PROPOSED:

The owner wants to develop this property as a used car dealership. Proposed development includes building a 21'-4" high [parapet height], 9,700 SF masonry building [2800 s.f. showroom + 6900 s.f. warehouse].

Showroom will have 12'-0" high, sloped [7 degree] glazing along the north and east façade. This results in not so harsh solar exposure [North and East exposure]. Also showroom glazing is recessed to create a soffit at stucco above. This will provide for shade on the glazing. Reflectivity of the glazing shall not exceed 17%. Showroom shall include display area, offices, records storage and restrooms. Showroom roof will be metal roof with overhangs on north and east sides. Metal fascia depth avoids a slender look and is more consistent with building proportions.

Development of this property also incorporates some shaded seating [concrete benches] along new landscape in the front yard. This can be used by visitors and employees as a break space. Tall concrete wall along the north face acts as a strong design element. It provides shade to showroom office spaces behind it as well as creates an interesting back drop for landscape in front of it. Building to asphalt condition is avoided by providing 4'-0" wide planters along east edge of showroom. Landscape islands are provided along parking spaces

Warehouse shall include automotive area, four service bays [two mechanical bays + two detail bays], lifts, automotive parts storage area and employee restrooms. Detail bays are recessed from the warehouse building breaking up the long wall. Exposed split-face CMU around warehouse openings, color changes between warehouse & showroom, further help in breaking up the long wall.

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No heavy repair is performed on site. The client will perform minor work to prepare cars for sale. None of the bay doors face south [residences are located south of the property past a 20'-0" alley]. Sufficient landscape setback [43'-9"] has been provided between the south end of the building and the rear property line. Residences are located past the alley to the south. A tree buffer along the rear property line adjacent to the residential neighborhood, landscape screening, block walls with sound insulation, use of low impact tools, silent air compressors will all help mitigate noise impacts. Operating hours will be from 9:00 am to 5:00 pm

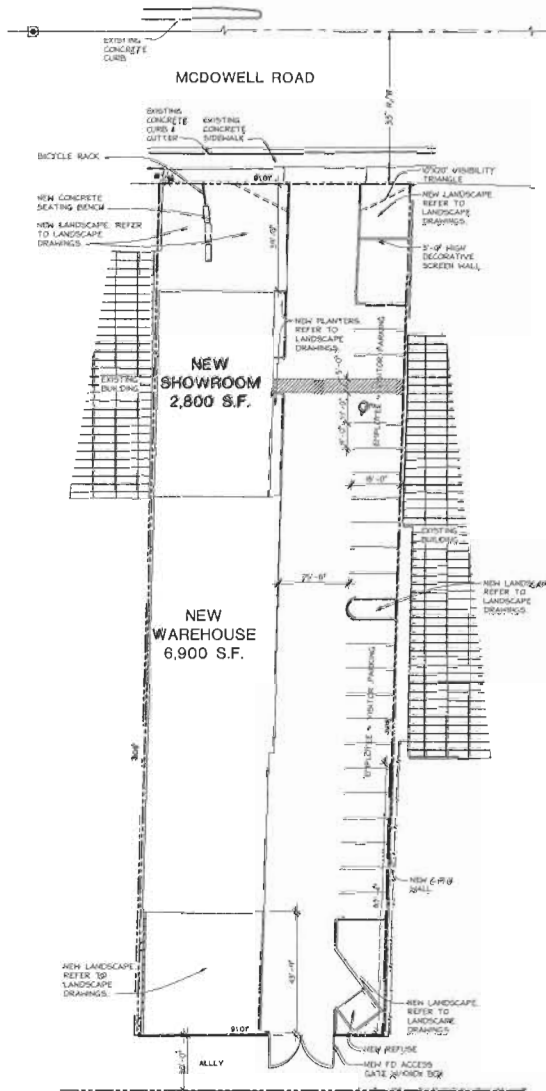
All roof mounted mechanical equipment will be completely screened to the height of the tallest unit by the parapet or screen wall that matches the architectural color and finish of the building. Proposed development shall include site lighting and parking for employee's and visitors per City of Scottsdale standards. Landscaping on McDowell Road will be coordinated with the McDowell Road Streetscape design guidelines. Low shrubs, ground cover, and DG color will be coordinated to match the McDowell Streetscape design guidelines.

Overall, this project will strongly support redevelopment of this site to a more active use.

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OPEN SPACE CALCULATIONS

REQUIRED OPEN SPACE:
FIRST 12' OF HEIGHT = $105 \times \text{NET LOT AREA}$
= $0.10 \times 28,020 \text{ S.F.}$
= $2,802 \text{ S.F.}$

NEXT 8'-4" OF HEIGHT = $9.33 \times 0.004 \times \text{NET LOT AREA}$
= $9.33 \times 0.004 \times 28,020 \text{ S.F.}$
= $1,044 \text{ S.F.}$

OPEN SPACE
REQUIRED = $2,802 \text{ S.F.} + 1,044 \text{ S.F.}$
= $3,846 \text{ S.F.}$

OPEN SPACE
PROVIDED: = $1,035 \text{ S.F.} + 350 \text{ S.F.} + 1\% \text{ S.F.} +$
 $1,075 \text{ S.F.} = 1,740 \text{ S.F.}$
= $4,380 \text{ S.F.} \times 0 \text{ R.}$

FRONT OPEN SPACE
PROVIDED: = $3,828 \text{ S.F.}$
= $(1.05 \times 4,380 \text{ S.F.})$
= 0 R.

PARKING LOT
LANDSCAPE
REQUIRED:
(PARKING LOT AREA
 $\times 15\%$) = $25 \times 270 = 6,750 \text{ S.F.}$
= $6,750 \times 54 = 3315 \text{ S.F.}$

PARKING LOT
LANDSCAPE
PROVIDED: = $800 \text{ S.F.} \times 0 \text{ R.}$

PARKING CALCULATIONS

AUTOMOBILE DEALERS, NEW AND USED:

A. ONE (1) EMPLOYEE PARKING SPACE PER EACH TWO HUNDRED (200) SQUARE FEET OF INDOOR FLOOR AREA, AND:

B. ONE (1) EMPLOYEE PARKING SPACE PER EACH TWENTY (20) OUTDOOR VEHICLE DISPLAY SPACES, AND

C. ONE (1) CUSTOMER PARKING SPACE PER EACH TWENTY (20) OUTDOOR VEHICLE DISPLAY SPACES.

WAREHOUSING OR WAREHOUSING ESTABLISHMENTS:

ONE (1) PARKING SPACE FOR EACH EIGHT HUNDRED (800) SQUARE FEET OF GROSS FLOOR AREA.

SHOWROOM AREA:
PARKING REQUIRED: 2,009 SF.
= 16 SPACES (2000/209 = 16)

WAREHOUSE AREA:
PARKING REQUIRED: 6,605 SF.
= 4 SPACES (6605/1650 = 4.005)

TOTAL PARKING
REQUIRED: = 23 SPACES (16 + 7)

TOTAL PARKING
PROVIDED: = 23 SPACES = 6K

ACCESSIBLE
PARKING REQUIRED: = 664 X 23 SPACES
= 1 SPACE (VAN ACCESSIBLE
PER TABLE 4.4 OF CITY OF
SCOTTSDALE ZONING
ORDINANCE)

TOTAL PARKING
PROVIDED: = 26 SPACES (NEAUSES +
ACCESSIBLE SPACES)

PROJECT INFORMATION

PROJECT NAME: DESERT AUTOSPORT
PROJECT ADDRESS: 7809 E WILSON ROAD
SCOTTSDALE, ARIZONA 85257
OWNER: RANDY KOEPEL
APPLICANT: RANDY KOEPEL
520 S EL DORADO, SUITE B
MESA, ARIZONA 85209
PHONE: 480-694-4539
FAX: 480-694-4077
APPLICANT'S DESIGN PROFESSIONAL: ART ARCHITECTS
DEV FANAR, PROJECT MANAGER
AT NORTH CENTRAL, SUITE 100
PHOENIX, AZ 85004
PHONE: 602-307-5399
FAX: 602-307-5409
PROJECT DESCRIPTION: NEW SHOWROOM + WAREHOUSE BLDG
ACREAGE: 0.64 ACRES
NET LOT AREA: 28,000 S.F. (0.64 ACRES)
GROSS AREA: 33,436 S.F. (0.78 ACRES)
ZONING: C-4
BUILDING HEIGHT ALLOWED PROVIDED: 38' MAX.
38' - 0" (TOP OF PARAPET) + 0'.

BIKE PARKING
CALCULATION SEE 8.003 B. REQUIRED BICYCLE
PARKING EVERY PRINCIPAL AND
ACCESSORY USE OF LAND WHICH IS
REQUIRED TO PROVIDE AT LEAST
FORTY (40) VEHICULAR PARKING
SPACES SHALL BE REQUIRED TO
PROVIDE BICYCLE PARKING SPACES AT
A RATE OF ONE (1) BICYCLE PARKING
SPACE PER EVERY TEN (10) REQUIRED
VEHICULAR PARKING SPACES

VEHICULAR PARKING: 23 SPACES
BICYCLE PARKING REQUIRED: 3 (1 PER 10 SPACES, 23 SPACES = 23 BICYCLES)
PROVIDED: 4 = O.K.



MAP SHOWING
ADJACENT ZONING



VICINITY MAP



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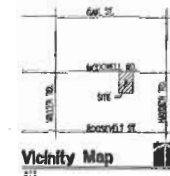
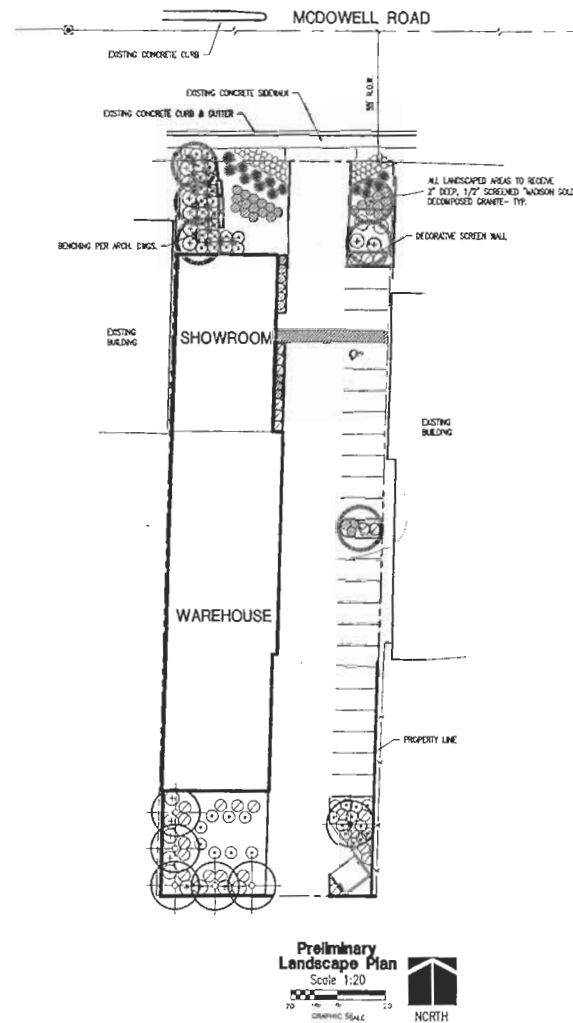
DESERT AUTOSPORT
7809 E. MCDOWELL ROAD
SCOTTSDALE, ARIZONA

DESIGN REVIEW



SITE PLAN

DR1.0



PLANT SCHEDULE:

| | | |
|---|--|----------|
| CECRODUM PRATECK PAID AREA | 36" BOX, LOW BRANCHING 12' HT., 8" SP., 3" CAL. | 5 TOTAL |
| EUCALYPTUS PAVANNA CHIST GUM | 24" BOX 8' HT., 4.5" SP., 1 1/2" CAL. | 5 TOTAL |
| EUCALYPTUS PAVANNA CHIST GUM | 36" BOX 12' HT., 8" SP., 3" CAL. | 1 TOTAL |
| SANONOTA CYMOSA CHINESE JASMINE | 5 GALLON FULL, PAST CAN | 19 TOTAL |
| CALLADORA CALIFORNICA BANA RED FERRY DUSTER | 5 GALLON FULL, PAST CAN | 28 TOTAL |
| DALE FRUTESCENS BLACK DALEA | 5 GALLON FULL, PAST CAN | 42 TOTAL |
| AGAVE DENDROFLORA THIN FLOWERED AGAVE | 5 GALLON FULL, PAST CAN | 18 TOTAL |
| CASTILLOA WHEELER DESERT SPOON | 5 GALLON FULL, PAST CAN | 14 TOTAL |
| LANTANA MONTENEGROS "L.P." TRAILING PURPLE LANTANA | 1 GALLON FULL, PAST CAN | 36 TOTAL |
| HYMENOCYSS ACAAUS ANIELITA JACAT | 1 GALLON FULL, PAST CAN | 45 TOTAL |

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DESERT AUTOSPORT
7809 E. MCDOWELL ROAD
SCOTTSDALE, ARIZONA

phillip r. ryan
landscape architect p.s.c.
landscape architecture & planning
1948 N. WILSON AVENUE, SUITE 100
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DESIGN REVIEW

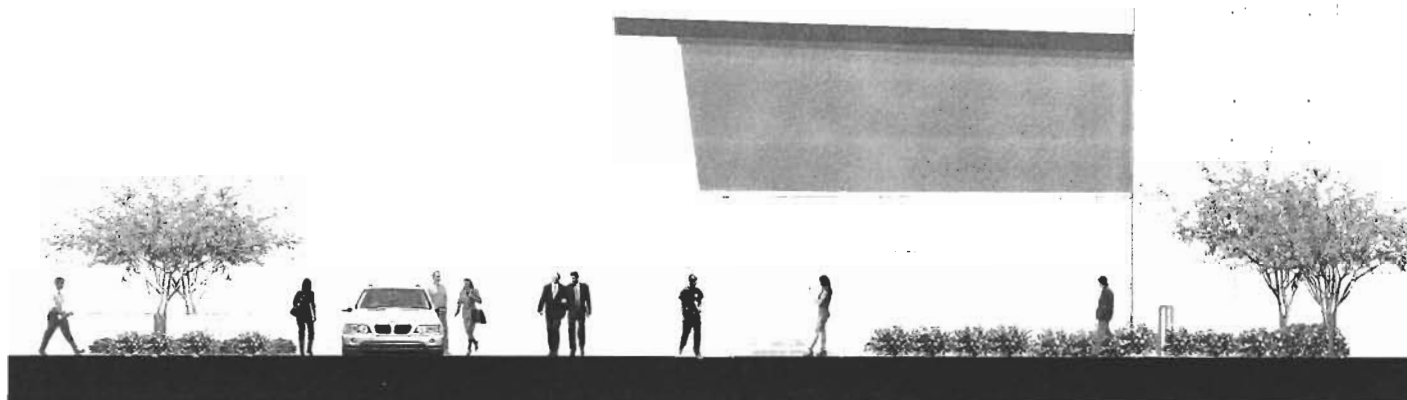
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PRELIMINARY
NOT FOR CONSTRUCTION

PRELIMINARY
LANDSCAPE PLAN

L-1



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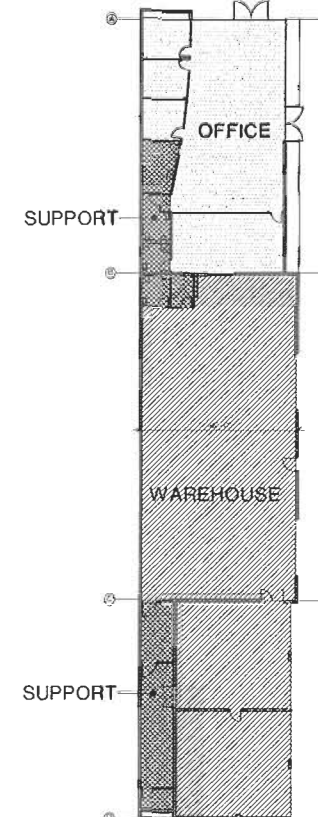
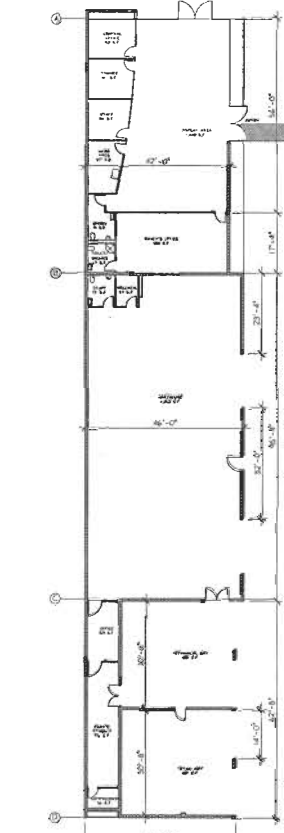
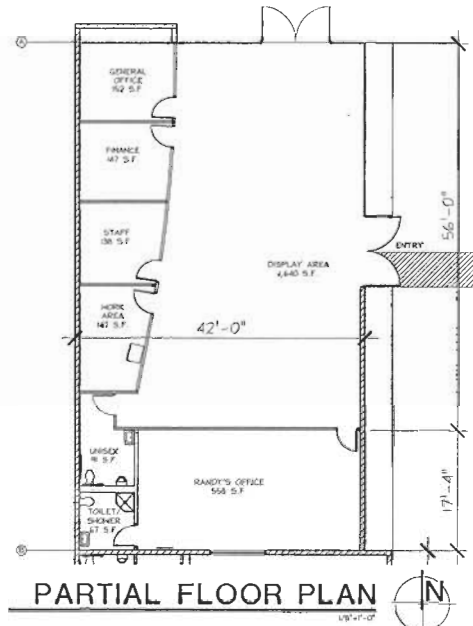
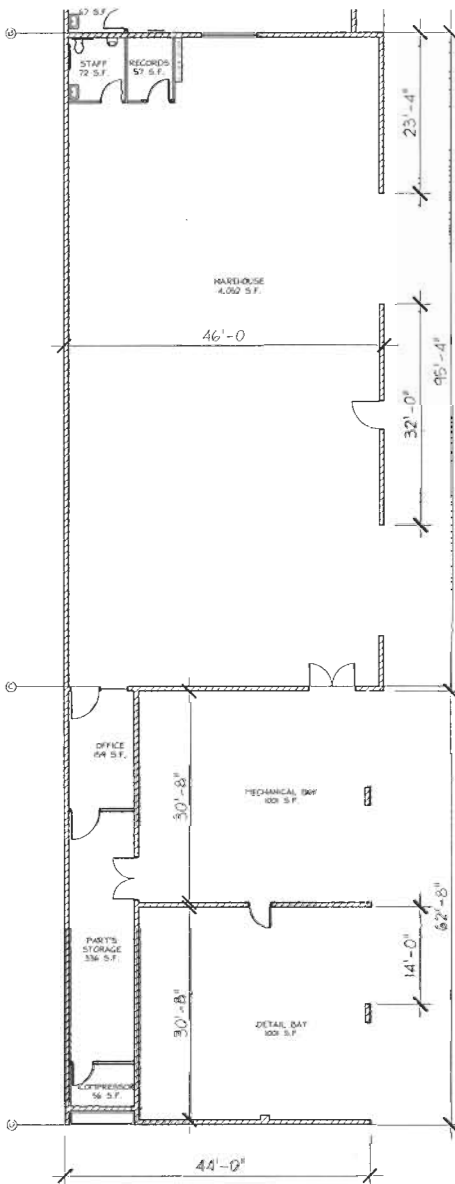
Desert Autosport 7809 E. McDowell Road, Scottsdale Arizona

Date 01.31.05 . Project . ART# Y3052

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StreetScape Elevation





OFFICE
2,667 S.F. TOTAL

SUPPORT
1,006 S.F. TOTAL

WAREHOUSE
6,027 S.F. TOTAL

FLOOR PLAN
WORKSHEET



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DESERT AUTOSPORT
7809 E. McDOWELL ROAD
SCOTTSDALE, ARIZONA

DESIGN REVIEW

| | |
|---------|----------|
| 1/30/02 | DATE |
| JAN 05 | DATE |
| DR | DESIGNER |
| JT, PR | PROJECT |



FLOOR PLAN
+ WORKSHEET

DR2.0

48-DR-2004
REV: 02/01/05